

**MEETING**

The regular meeting of the Hayward Planning Commission was called to order at 7:30 p.m. by Chairperson Halliday, followed by the Pledge of Allegiance.

ROLL CALL

Present: COMMISSIONERS Zermeno, Williams, Sacks, Caveglia Bogue, Thnay
CHAIRPERSON Halliday

Absent: COMMISSIONER None

Staff Members Present: Anderly, Calame, Conneeley, Frascinella, Looney, Patenaude

General Public Present: Approximately 8

PUBLIC COMMENT

There was no public comment.

AGENDA

- 1. Draft Compact for A Sustainable Bay Area**
- 2. Review of Draft Environmental Impact Report on the Draft General Plan**

PUBLIC HEARINGS

- 1. Draft Compact for A Sustainable Bay Area**

Planning Manager Anderly proposed that the members recommend to the City Council a resolution in support of the ten "Commitments to Action" contained in the Draft Compact for Sustainable Development. The spirit of these goals have been included in the General Plan. She then described the 10 commitments as: 1.) Enable a diversified, sustainable and competitive economy to continue to prosper and provide jobs in order to achieve a high quality of life for all Bay Area residents; 2.) Accommodate sufficient housing affordable to all income levels within the Bay Area to match population increases and job generation; 3.) Target transportation investment to achieve a world-class comprehensive, integrated and balanced multi-model system that supports efficient land use and decreases dependency on single-occupancy vehicle trips; 4.) Preserve and restore the region's natural assets, including San Francisco Bay, farmland, open space, other habitats, and air and water quality; 5.) Use resources efficiently, eliminate pollution and significantly reduce waste; 6.) Focus investment to preserve and revitalize neighborhoods; 7.) Provide all residents with the opportunity for quality education and lifelong learning to help them meet their highest aspirations; 8.) Promote healthy and safe communities; 9.) Implement local government fiscal reforms and revenue sharing; 10.) Stimulate civic engagement. She then noted that most of these commitments were included in spirit in the

revised General Plan.

The public hearing opened and closed at 7:39 p.m. with no comments from the public.

Chairperson Halliday noted that it was recommended to adopt a Resolution in support of this.

Commissioner Sacks commended staff and agreed that the General Plan does incorporate the whole document. She **moved**, seconded by Commissioner Caveglia, to adopt a resolution commending the City Council to support these basic concepts.

Commissioner Caveglia commented that it is important that we do this, and that we act upon these things.

Commissioner Bogue said he agreed with the concept of the compact but was troubled by having an outside group come in and tell the City to incorporate them to the General Plan. He noted, for example, that the City has a variety of housing available to various incomes. Some Cities don't have a balance. As to Item 4., Restore the natural habitat, he noted that the City has done this but should act with some restraint when doing more. He said one vote against this motion might give the City Council reason to think more carefully about these items.

Commissioner Zermeño said he was pleased that we are not putting this in a closet somewhere. It's good to have cities work together on these sorts of things. He noted that this is an excellent project for us.

Commissioner Williams commented that the document is in keeping with what urban areas are trying to do all over the country. We have incorporated many of these concepts in our General Plan. He suggested the City should focus on #6, preserving the neighborhoods. If people like their neighborhoods, you will have a good City. He thought that the City should publicize and focus on the homeowner programs available to residents, like home repair. He added that there are a number of things cities should work together to accomplish.

Commissioner Thnay commended staff for the report. He said this is raising awareness, it's like a vision. He said bringing this from the policy level to reality is important, as is budgeting to make many of these things a reality, for example, Number 3. Transportation. With no funds budgeted for getting people out of cars, this will not become a reality. He noted that the City needs an integrated plan to commit money for these programs. We have policies but have not seen the outreach to market the ideas.

Chairperson Halliday said she would echo Commissioner Thnay, these are good planning principals, we want all these things but it is how you get there. She said she did not take it that we are being asked to put these in the General Plan. Hayward has done a lot. This is an effort to say each city is not an entity unto itself. This is a step to solve some regional problems. The more you talk about these things, the more you will get done. She added a comment that as part of the package, appendix A, sustainable indicators, would be good to use as a barometer for progress in the City of Hayward. She asked staff to take a look at these indicators for the annual State of the City report. Annually we need to look at some of these, stimulate civic engagement. Hayward is more diverse than it was 10 years ago. She then asked staff to report on these indicators on an annual basis.



Commissioner Caveglia commented that we tend to get into self-congratulatory tones at times. He said there is a lot more to do. Just because we recognize the *Commitments to Action* and have them in our General Plan, does not mean we can stop there. He noted there are still tremendous problems in this town.

The motion **carried** by the following vote:

AYES:	COMMISSIONERS	Caveglia,	Thnay,	Sacks,
		Williams,	Zermeño	
	CHAIRPERSON	Halliday		
NOES:	COMMISSIONER	Bogue		
ABSENT:	None			
ABSTAIN:	None			

2. Review of Draft Environmental Impact Report on the Draft General Plan

Senior Planner Calame described the process and the background. He noted that the Draft Environmental Impact Report (DEIR) was released on Nov. 20 for general comment. Most all of the potential impacts can be mitigated. He called attention to the Executive Summary in Exhibit A, and noted Mitigation Measures that reduce the impacts to a less than significant level. He noted that there are some significant unavoidable impacts. He said the DEIR also addressed the No Project Alternative; however, the Revised General Plan is the preferred alternative. He commented that notice has been sent to the General Plan mailing list. The DEIR is also posted on the City's web site, and any comments received during the 45-day review period would be included in the Final EIR.

Chairperson Halliday asked for further information on the deadline for comments.

Senior Planner Calame noted that the deadline for receipt of comments is January 4, 2002. He said all comments would be responded to in the Final EIR.

Commissioner Caveglia asked for the status of the Neighborhood Plans with regard to the General Plan.

Senior Planner Calame stated that legally they are not a part of the General Plan. However, when each Neighborhood Plan has been presented for adoption, the Council and Commission are asked to find that they are in conformance with the General Plan. They provide a more detailed set of directions toward specific short-term actions.

Commissioner Caveglia then asked when a Neighborhood Plan comes up with suggestions, does that become adopted City policy. He was told that it does, since they represent a refinement of city

policies. There are also City-wide plans that provide more input into certain areas.

The public hearing opened at 8:02 p.m.

Charlie Cameron, 16-year resident, commented that in the Cannery section it should be noted that Southern Pacific has been taken over by the Union Pacific. He said they have to use the designation, “former-Southern Pacific.” He also noted that in the Governor’s letter, a reference to SPRR should be changed because, within the State of California, Southern Pacific doesn’t exist. He asked for copies of the DEIR and General Plan. He added that hopefully, AC Transit would adjust their bus schedules. He noted that many of the school children do not have access to buses. Perhaps the Union City transit can provide service to this area.

Chairperson Halliday commented on where copies of the General Plan are available. She noted it is at both the Weekes Library and the Main Library, in the Planning Division at City Hall and on the web site. Senior Planner Calame suggested that people either contact him by fax or phone if they are requesting copies.

The public hearing closed at 8:08 p.m.

Commissioner Sacks added one comment. She said she is always amazed that staff can take all of this information and put it together in an organized, coherent, and cohesive presentation.

Chairperson Halliday commented that the Commission has been meeting with the City Council for the past year and this is the result of those meetings. It has a lot of information to serve as background and rationalization for actions taken. Mr. Calame took very good notes. She noted that there are new things in this to help everyone.

Commissioner Zermeño commented that the DEIR is an excellent piece of work. He was disappointed to see that there were no California historical points of interest in Hayward.

Senior Planner Calame commented that DeAnza Park has a commemorative marker.

Chairperson Halliday added that there is a wonderful history in the City but we don’t do enough to promote it. Maybe we need to think about that.

Commissioner Thnay offered several comments. With regard to attachment A, 2-6, Noise, Construction practices, he said it seems like we might add some conditions, especially the hours when they should get in and when they should get out. Too many times the roads are closed for days and months while a project is in process. He thinks builders should get in and out quicker. On page 7, he suggested thick landscaping to buffer noise. He noted that sound walls are ugly. They don’t beautify the City. All in all, he thought it was a good report.

Commissioner Williams noted a proposal for several changes to the land-use map. He asked how property owners will be notified and how this will affect the owners.

Senior Planner Calame commented that notification to affected property owners would be out by next week.



Commissioner Williams asked whether any zone changes would take place after the adoption of the documents. Senior Planner Calame indicated that rezonings would be proposed at a later date. He said there are eight areas of changes. He then characterized the areas affected.

Commissioner Sacks commented on the transportation section, noting that it almost seems like its not an achievable goal. She also asked about section 6-19, traffic signals along Tennyson Road.

Commissioner Zermeño asked for clarification on the "Sphere of Influence".

Senior Planner Calame commented that the "Sphere of Influence" doesn't mean to imply that the City is planning to annex all those areas. It is merely the area affected by the City, and, in turn, affects the City. He said that more than just the City Limits are taken into account. For example, the Fairview and Cherryland areas are within the Hayward Unified School District boundaries.

Commissioner Zermeño recommend an alpha index in the back. Senior Planner Calame said this will be incorporated into the adopted General Plan.

Chairperson Halliday commented that the Draft Environmental Impact Report should bring up alternatives in the transportation section. She then commented on the constrained projects, some of which are funded and some not.

Senior Transportation Planner Frascinella added that when looking at constrained vs. unconstrained, one should look at existing policy and funding. ACTA delineates the constrained; the City defines the unconstrained.

Chairperson Halliday said she agreed with the conclusion that the preferred alternative is the proposed revision of the General Plan. She added that this is similar to the old document but includes new things to help achieve environmental quality within the City. She commented that they have expanded the housing section a bit, and particularly, old neighborhood revitalization needs. She noted that they have included consideration of an inclusionary housing ordinance. The City of Hayward is moving toward achieving better environmental quality in the City.

Senior Planner Calame indicated that public hearings before the Planning Commission and the City Council will be held in late January and early February.

3. Oral Report on Planning and Zoning Matters

Planning Manager Anderly commented on the achievements of the City of Hayward relative to transit-oriented development.

4. Commissioners' Announcements, Referrals

Commissioner Zermeño said the lights on Hesperian at Sleepy Hollow are all still on auto mode, even

in the evening when no cars are around.

Commissioner Sacks commented that several weekends ago, Greenbelt Alliance put together a tour on transit oriented development. She said it was so nice to talk about Hayward in a positive way.

Planning Manager Anderly commented on the National conference on public transit "Railvolution" held recently and a mobile workshop featured Hayward.

Commissioner Zermeño said this is something all citizens should be apprised of and able to read about in the Daily Review.

Chairperson Halliday commented that maybe it is time for Commissioners to start writing some letters about what is happening in the City.

MINUTES

Oct. 11,2001 – Approved

ADJOURNMENT

The meeting was adjourned by Chairperson Halliday at 8:43 p.m.

APPROVED:

Francisco Zermeño, Secretary
Planning Commission

ATTEST:

Edith Looney
Commission Secretary